



Berlin Township
Planning and Zoning Board
Reorganization Zoom Meeting
Tuesday, January 12th, 2021
5:30pm

1. *OPEN MEETING STATEMENT*
2. *SALUTE TO THE FLAG*
3. *ROLL CALL*
4. *ITEMS OF BUSINESS:*

Appointment of Chairperson

Appointment of Vice Chairperson

Appointment of Secretary

Appointment of Engineer

Appointment of Planning Board Attorney

Appointment of Meeting Dates/Time/Newspaper for 2021

5. *PUBLIC PORTION*
6. *RESOLUTION*
 - a. *Walmart*
 - b. *William Westerby*
 - c. *Rocco Angelozzi*
7. *ADJOURNMENT*

Topic: Berlin Township Planning and Zoning Board
Time: Jan 12, 2021 05:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/95077737292?pwd=eUF6STRhSEhrbmlrV1FMOFkwcU9DZz09>

Meeting ID: 950 7773 7292

Passcode: PB0112

One tap mobile

+16465588656,,95077737292#,,,,*486790# US (New York)

+13017158592,,95077737292#,,,,*486790# US (Washington D.C)

Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington D.C)

+1 312 626 6799 US (Chicago)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 950 7773 7292

Passcode: 486790

Find your local number: <https://zoom.us/u/abWt9vZHD8>

Kelley Shendock

Berlin Township

Land Use Secretary

856-767-1854 extension 227

Landuse@berlintwp.com

ANNUAL NOTICE

**THE FOLLOWING IS THE 2021
SCHEDULE OF THE REGULAR MEETINGS OF THE
BERLIN TOWNSHIP PLANNING AND ZONING BOARD
UNTIL THE NEXT ANNUAL REORGANIZATION MEETING
OF SAID BOARD, ALL OF WHICH MEETINGS SHALL BE
HELD AT 5:30 PM., THE MEETING WILL BE UNTIL 8:00
PM, ANY APPLICATION STILL BEING HEARD AT THIS
TIME WILL BE TABLED TO THE NEXT MEETING.**

MEETING DATES FOR 2021

January 12, 2021

February 09, 2021

March 09, 2021

April 13, 2021

May 11, 2021

June 22, 2021

No Meeting in July

No Meeting in August

September 14, 2021

October 26, 2021

November 23, 2021

December 14, 2021

RESOLUTION NO. _____

Applicant: Walmart Real Estate Business Trust

Property: 265 Route 73 North
Block 1203, Lot 4

Zone: C-2 Commercial Zoning District

Application: Amended Site Plan Approval

Whereas: the Applicant, Walmart Real Estate Business Trust, being represented by Stephen R. Nehmad, Esquire, of Nehmad, Perillo, Davis & Goldstein, P.C., is the owner of the lands and premises situate at 265 Route 73 North, Block 1203, Lot 4, which property is located in the C-2 Commercial Zoning District. The Applicant proposes to update and supplement the existing six (6) online grocery pick-up (OGP) stations, and create ten (10) additional OGP spaces, for a total of sixteen (16) OGP spaces; and

Whereas: the Applicant has submitted an Amended Preliminary & Final Site Plan dated September 15, 2020, prepared by Ahmad Tamous, P. E., in support of the Application; and

Whereas: the Board has considered that certain Review Letter dated November 17, 2020, prepared by Charles J. Riebel, Jr., P.E., P.L.S., P.P., C.M.E., Township Engineer for Berlin Township; and

Whereas: the Applicants have agreed to revise the plans submitted in accordance to the Review Letter dated November 17, 2020, prepared by Charles J. Riebel, Jr., P.E., P.L.S.,

P.P., C.M.E., Township Engineer for Berlin Township; and

Whereas: the Board has given careful consideration to the application and testimony of the Applicant and the Applicant's expert, and has reviewed and considered the Review Letter dated November 17, 2020, prepared by the Township Engineer and finding that the granting of an Amended Site Plan approval requested by the Applicant will not be a detriment to the existing zoning ordinance or the public good, and it further appearing that the public was given an opportunity to question the Applicant, and no member of the public objected to the relief requested by the Applicant.

NOW THEREFORE, BE IT RESOLVED, by the Planning/Zoning Board of the Township of Berlin as follows:

1. The Applicant is granted Amended Site Plan Approval in accordance with the Amended Preliminary & Final Site Plan dated September 15, 2020, prepared by Ahmad Tamous, P. E, so that the Applicant may construct, update and supplement the existing six (6) online grocery pick-up (OGP) stations, and create ten (10) additional OGP spaces, for a total of sixteen (16) OGP spaces, subject to the following maintenance conditions:

- A. The banner signs currently displayed at the site shall be removed.
- B. The Applicant shall replace all damaged stop signs and bollards located on the site.
- C. The Applicant shall replace the missing and dying evergreen along the rear property line.
- D. The Applicant shall remove all clothing drop-off bins located at the site.

E. The Applicant shall place all pallets and dumpsters within the respective enclosures.

F. The Applicant shall resolve the maintenance conditions, set forth in Sections A through E above, within forty-five (45) days from the date on which the Resolution memorializing this approval is signed.

2. This Amended Site Plan Approval is further conditioned upon the Applicant obtaining any and all other approvals which may be required from any and all other State, County or Local governmental agencies.

Attest:

Township of Berlin Planning/Zoning Board

Kelley McCauley
Secretary

Craig DeGeorge
Chairman

The undersigned, Secretary of the Township of Berlin Planning/Zoning Board, hereby certifies that the above is a true copy of a resolution adopted by the Board on the _____ day of _____, 2021.

Kelley McCauley, Secretary
Township of Berlin Planning/Zoning Board

RESOLUTION NO. _____

Applicant: William Westerby

Property: 185 Haddon Avenue
Block 601, Lot 13

Zone: CBD-Central Business Zoning District

Application: Minor Subdivision, Use Variance, Bulk Variance and Waivers

Whereas: the Applicant, William Westerly, with the consent of the owner Pantelis Giovetsis, III, is the intended purchaser of the lands and premises situate at 185 Haddon Avenue, Block 601, Lot 13, which property is located in the CBD-Central Business Zoning District. The Applicant proposes to subdivide Block 601, Lot 13 to create a lot fronting Bishop Avenue, which shall be known as Lot 13.01, and a lot fronting Haddon Avenue, which shall be known as Lot 13. The Applicant also requests a use variance for proposed Lot 13.01, to permit the construction of a single family residence, with a variance to permit a total lot area of 7,500 square feet, where the Ordinance requires a minimum lot area of 10,000 square feet. The Applicant is also requesting certain waivers from Sections 340-129.A and 340-131.D of the Zoning Ordinance; and

Whereas: the Applicant has submitted a Minor Subdivision Plan, dated November 5, 2020, prepared by Robert Scott Smith, P.L.S. P.P., of Key Engineers, Inc. in support of the Application and the Applicant and his Professional Planner have given testimony in support of the Application; and

Whereas: the Applicant has withdrawn his request for a use variance for proposed Lot

13, to permit the construction of a single family home on such lot; and

Whereas: the Board has considered that certain Review Letter dated November 17, 2020, prepared by Charles J. Riebel, Jr., P.E., P.L.S., P.P., C.M.E., Township Engineer for Berlin Township; and

Whereas: the Board has given careful consideration to the application and testimony of the Applicant and the Applicant's expert, and has reviewed and considered the Review Letter dated November 17, 2020, prepared by the Township Engineer, and finding that the granting of a Minor Subdivision, which will create two (2) from the lands situate at 185 Haddon Avenue, Block 601, Lot 13, with a use variance for proposed Lot 13.01, and a bulk variance for proposed Lot 13.01 to permit a lot area size of 7,500.00 square feet, will not be a detriment to the existing zoning ordinance or the public good, and it further appearing that the public was given an opportunity to question the Applicant, and no member of the public objected to the relief requested by the Applicant.

NOW THEREFORE, BE IT RESOLVED, by the Planning/Zoning Board of the Township of Berlin as follows:

1. The Applicant is granted a Minor Subdivision Approval regarding the lands situate at 185 Haddon Avenue, Block 601, Lot 13, in accordance with the Minor Subdivision Plan dated November 5, 2020, prepared by Robert Scott Smith, P.L.S. P.P., of Key Engineers, Inc., subject to the revisions required and set forth in that Review Letter dated November 17, 2020, prepared by Charles J. Riebel, Jr., P.E., P.L.S., P.P., C.M.E., Township Engineer for Berlin Township.

2. The Applicant is granted a use variance for proposed Lot 13.01, with a bulk so as to permit the construction of a single family residential home on proposed Lot 13.01, together with bulk variances to permit proposed Lot 13.01 to have a lot size of 7,500 square feet, and a side yard set-back of 5 feet on both side yards, conditioned on the following requirements:

A. Any residential home constructed on proposed Lot 13.01 shall conform with the front yard set-back of the existing residential home on Block 601, Lot 4.

B. The Applicant or subsequent owner shall replace the concrete curb and sidewalk along proposed Lot 13.01 (Bishop Avenue).

C. The Applicant shall grant a five (5) foot shade tree easement to the Township of Berlin along the front property line of proposed Lot 13.01 (Bishop Avenue).

3. The Applicant is granted the following waivers:

A. A waiver from Section 340-129.A of the Zoning Ordinance to permit the parking for the proposed dwelling to be within the front yard.

B. A variance from Section 340-131.D of the Zoning Ordinance to allow air conditioning units, exhaust pipes and telecommunication devices associated with the residential dwelling to be constructed, to be unscreened from view.

4. This Minor Subdivision Plan Approval, with use variance, bulk variances and waivers are further conditioned upon the Applicant obtaining any and all other approvals which may be required from any and all other State, County or Local governmental agencies.

Attest:

Township of Berlin Planning/Zoning Board

Kelley McCauley
Secretary

Craig DeGeorge
Chairman

The undersigned, Secretary of the Township of Berlin Planning/Zoning Board, hereby certifies that the above is a true copy of a resolution adopted by the Board on the _____ day of _____, 2021.

Kelley McCauley, Secretary
Township of Berlin Planning/Zoning Board

RESOLUTION NO. _____

Applicant: Rocco Angelozzi, Jr. and Tina Marie Angelozzi

Property: 345 Chestnut Avenue
Block 2103, Lot 6.04

Zone: I-1 Light Industrial Zoning District

Application: Site Plan Approval with Waivers

Whereas: the Applicants, Rocco Angelozzi, Jr. and Tina Marie Angelozzi, being represented by Robert J. Borbe, Esquire, are the owners of the lands and premises situate at 345 Chestnut Avenue, Block 2103, Lot 6.04, which property is located in the I-1 Light Industrial Zoning District. The Applicants propose to construct a 40' by 100' building addition to the rear of the existing building, which is intended to be utilized for storage of raw materials and finish materials. The intended use of the proposed addition is a permitted use within the I-1 Light Industrial Zoning District; and

Whereas: the Applicants have submitted a Site Plan, Architectural Floor Plan, Building Elevations and details, dated October 26, 2020, prepared by Wayne Allan Neville, R.A., and Boundary & Topographic Survey dated August 28, 2020, by Michael R. Vargo, P.L.S., P.P., in support of the Application; and

Whereas: the Applicants have requested that the Board grant certain waivers as set forth on behalf of the Applicant; and

Whereas: the Board has considered that certain Review Letter dated November 17,

2020, prepared by Charles J. Riebel, Jr., P.E., P.L.S., P.P., C.M.E., Township Engineer for Berlin Township; and

Whereas: the Applicants have agreed to revise the plans submitted in accordance to the Review Letter dated November 17, 2020, prepared by Charles J. Riebel, Jr., P.E., P.L.S., P.P., C.M.E., Township Engineer for Berlin Township; and

Whereas: the Board has given careful consideration to the application and testimony of the Applicant and the Applicant's expert, and has reviewed and considered the Review Letter dated November 17, 2020, prepared by the Township Engineer and finding that the granting of Final of Site Plan approval with the waivers requested by the Applicant will not be a detriment to the existing zoning ordinance or the public good, and it further appearing that the public was given an opportunity to question the Applicant, and no member of the public objected to the relief requested by the Applicant.

NOW THEREFORE, BE IT RESOLVED, by the Planning/Zoning Board of the Township of Berlin as follows:

1. The Applicants are granted Site Plan Approval in accordance with the Site Plan, Architectural Floor Plan, Building Elevations and details, dated October 26, 2020, prepared by Wayne Allan Neville, R.A., and Boundary & Topographic Survey dated August 28, 2020, by Michael R. Vargo, P.L.S., P.P., and permission to construct a 40' by 100' building addition to the rear of the existing building, which is intended to be utilized for storage of raw materials and finish materials. The intended use of the proposed addition is a permitted use within the I-1 Light Industrial Zoning District.

2. The Applicant is granted the following waivers:

A. A waiver from the requirement that drive aisles shall be 25 feet in width, so to permit the Applicants to maintain drive aisles of 18 feet in width.

B. A waiver from the requirement that requires that drive ways be paved, so to permit the Applicant to maintain hard packed stone drive ways.

C. A waiver from the requirement that a five (5) foot shade tree easement be granted to the township of Berlin.

D. A waiver from the requirement that requires the construction of a concrete sidewalk along Chestnut Avenue.

E. A waiver from the requirement to install landscaping and an irrigation system.

F. A waiver from Section 340-22 of the Zoning Ordinance which requires the installation of a trash enclosure, so that the Applicant shall not be required to install such enclosure.

3. This Site Plan Approval, variances and waivers are further conditioned upon the Applicant obtaining any and all other approvals which may be required from any and all other State, County or Local governmental agencies.

Attest:

Township of Berlin Planning/Zoning Board

Kelley McCauley
Secretary

Craig DeGeorge
Chairman

The undersigned, Secretary of the Township of Berlin Planning/Zoning Board, hereby certifies that the above is a true copy of a resolution adopted by the Board on the _____ day of _____, 2021.

Kelley McCauley, Secretary
Township of Berlin Planning/Zoning Board